

Fact Sheet

Canyon Lake Towne Center Specific Plan



What is a Specific Plan?

A Specific Plan is a planning document that permits the City to establish unique criteria for the development of property. It sets a future vision for a specific area of the City and establishes development standards to allow that vision to become reality at some point in time.

How did the process start?

The City applied for, and was awarded, grant funding from the State to assist with the development of a planning document (i.e., vision) for the future of the Towne Center.

What Past Activities Have Occurred?

The Towne Center Specific Plan has been in the works for many months and publicly discussed numerous times (including at the State of the City event). The City's consultants have presented their progress and have received feedback from the City Council in open meetings. While the notices that recently went out from the Planning Department have generated some additional attention, this process has been ongoing and very public for many months.

Why was the Towne Center selected for this Plan?

The goal of the Specific Plan is to reinvigorate the Towne Center as a business location and incorporate opportunities for the development of new housing to meet State requirements. Canyon Lake has a minimal amount of vacant land that can accommodate the amount of housing required by the State.



What is occurring now and what future actions are contemplated?

The City has released a copy of the environmental documents for public review and comment. These materials were prepared to respond to and address a number of topics specified by State law and weigh their potential effects. Once the public review period is completed and any comments are evaluated, the item can be scheduled for review by the City Council. In addition to publicly posting the item (as is done for all City Council agenda items), a notice will be mailed to residents within a certain radius of the Towne Center to inform them of the public hearing and invite comments, both written and verbal.

What type of citizen comments have been received so far?

Citizens have primarily inquired about the proposed housing units within the Towne Center Specific Plan. The Towne Center Specific Plan does not remove commercial uses in favor of housing. Nor would the occupants of any new housing have access inside the gates or to any POA amenities without POA approval. The Specific Plan envisions a mixed-use project, with separate buildings that include both commercial uses (shops, restaurants, etc.) on the first and potentially second floors and residential units above. Planning for residential units not only helps the City to meet State mandates for additional housing units (without having to place those units inside of the gates), but if actually built, these new residents would help to support the restaurants, shops, etc. within the Towne Center. This is a model that has proven to be quite successful in cities throughout California and across the country.

How might the Towne Center develop?

Currently, there is no proposal to develop any portion of the draft Specific Plan and there have not been discussions with any developers along those lines. This is simply a planning document outlining a vision for the site and development criteria to implement that vision. When/if a proposed project comes before the City to develop any portion of the Towne Center, it would undergo a very public review process. Additionally, assembling the properties needed to develop the vision laid out in the Specific Plan would be challenging given that there are so many different owners within the Towne Center. Any developer who might be interested in attempting such a development would have to work closely, and very publicly, with the City and with the owners within the Towne Center. It would be a long and complicated process which would require cooperation and buy-in from property owners, tenants and the community.

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LEGEND

- Point of Entry
- Vehicular Circulation
- Enhanced Golf Cart Path
- Designated Golf Cart Parking
- Pedestrian Circulation
- Surface Parking
- Podium Parking
- Veterans Memorial
- Enhanced Pedestrian Circulation
- Open Space
- Amphitheater
- Residential
- City Hall & Library
- Commercial
- Restaurant
- Pedestrian Node

Is there low-income housing?

State law requires every city to update the Housing Element of its General Plan in various cycles, this one being an 8-year period, to provide for changing regional housing needs. In this cycle, Canyon Lake was assigned an allocation of 129 housing units. Not all of these units must be “low income,” but a certain percentage of them must. There is no way for cities to get around these State requirements. Severe penalties can be imposed by the State on cities that fail to comply. Communities with little or no remaining vacant land (like Canyon Lake) cannot escape the requirement -- they must still update their Housing Elements to accommodate the additional housing units. In these cases, the Housing Element may evaluate existing developed properties as “underutilized sites.” Refusing State funding also would not allow a city to escape the requirement.

It is important to note the City cannot control the price of a housing unit, nor is the City required to actually build housing units. The City can only establish land use criteria for the units and impose certain requirements, such as increased density. The State will monitor our progress to make sure we have adequately allowed the opportunity for development of the required number of units, and that we have imposed the correct density requirements. In reality, it is possible (if not likely) that any future units, while labeled “affordable,” may well be quite expensive.

What is a Local Road Safety Plan (LRSP)?

The City is also working on a LRSP to make Railroad Canyon Road safer, reducing serious accidents. One of the main goals of LRSP is to preserve the ability for golf carts to cross into the Towne Center. Therefore, the Towne Center Specific Plan calls for increased golf cart parking and pedestrian walkways. The hope is that the Towne Center will eventually be transformed into a beautiful, vibrant amenity for the entire community.

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Who can I contact about the Plan?

Since the Towne Center Specific Plan is a planning document, residents should be encouraged to direct any detailed questions about the plan or the process to:

City Planner Jim Morrissey

951-479-8005

jmorrissey@canyonlakeca.gov



**Proposed Outdoor Pedestrian
Spaces Facing the Golf Course**